

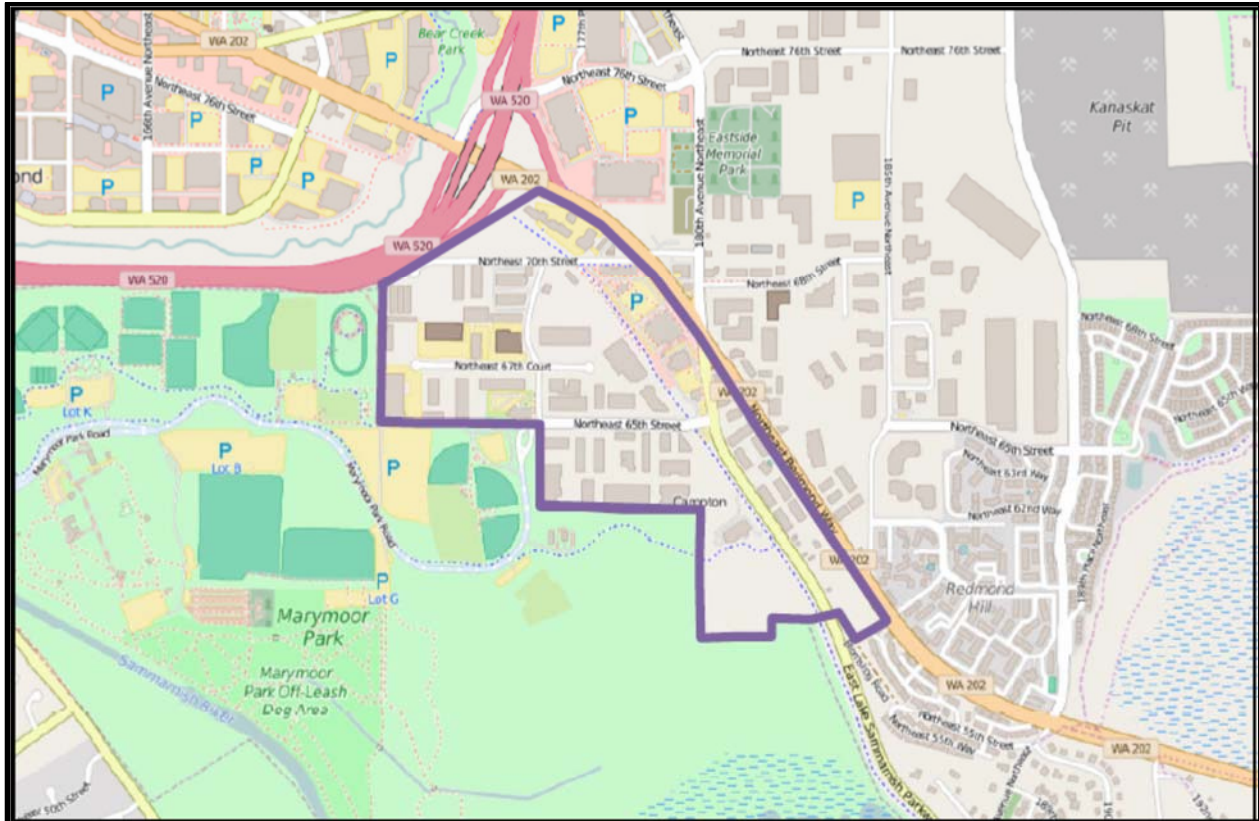
Attachment A: Key Elements of Marymoor Subarea Plan Update

Background and Scope of SEPA Environmental Checklist

The Redmond City Council approved a major update to the Southeast Redmond Neighborhood Plan in October 2014 (Ord. 2752, Ord. 2753, Res. 1415). The adopted neighborhood plan and Res. 1415 call for the City to undertake three planning initiatives concerning the Marymoor Subarea: 1) develop a land use transition strategy in particular for the area south of NE 65th Street, 2) develop an infrastructure plan to support planned growth, and 3) develop zoning regulations that are consistent with the policies in the updated neighborhood plan. This SEPA Environmental Checklist addresses the environmental impacts of those three planning initiatives, all of which are non-project actions. Separate environmental review would occur for future project actions or non-project actions that may occur as a result of these three initiatives.

See Attachment B for a map of the Marymoor Subarea.

In conjunction with the Marymoor Subarea planning initiatives, staff is recommending adoption of policy language that would designate the Marymoor Subarea a local center. The local center boundaries would be larger than the Marymoor Subarea study area (see below). Local centers are activity nodes where employment, services, and housing are accommodated in a compact manner and at sufficient densities to make efficient use of urban land by maximizing the use of infrastructure, supporting multiple modes of transportation, and minimizing the environmental impacts of urban growth. The area is already characterized by a compact form, while the adopted policies and proposed regulations call for a mix of uses and increased density. The local center designation complements Redmond's regionally designated growth centers – Downtown and Overlake – while not surpassing them in anticipated growth.



Marymoor Local Center Boundaries

Marymoor Subarea Policy Context

The neighborhood plan envisions the Marymoor subarea as a walkable, denser subarea that features opportunities for living, employment, community gathering, education, shopping, and traveling to other Redmond and central Puget Sound destinations. The neighborhood plan calls for multi-family housing near Marymoor Park and employment opportunities close to the planned light rail station. Plan policies focus on land uses in primary industries (also called basic industries or the export sector, meaning industries that attract income from outside the area and tend to have higher job multipliers).

Scenarios Considered

Staff developed three scenarios for consideration and further analysis of potential environmental impacts (see Attachment D). The scenarios are identified as follows:

1. Scenario 1: This scenario assumes that the Marymoor subarea planning initiatives and local center designation do not move forward. Existing policies and zoning regulations would remain as-is and continue to guide the form and character of the subarea much as they have to date. This scenario would be contrary to the adopted neighborhood plan and policies.
2. Scenario 2: **This scenario is the preferred action.** Within the framework of the planning initiatives identified above, a land use transition strategy is implemented in conjunction with an infrastructure plan to support planned growth, and zoning regulations are adopted to execute

the vision and policies of the neighborhood plan. The local center designation and policies are adopted in conjunction with the above initiatives.

3. Scenario 3: Similar to Scenario 2, Scenario 3 is developed within the framework of the planning initiatives directed by the City Council, but would include zoning regulations that allow for higher intensity growth on-par with the development intensity allowed within Redmond's two urban centers of Downtown and Overlake. The local center designation and policies would be adopted in conjunction with this scenario, although the scale of allowable growth would be on par with the scale of Redmond's urban centers.

Land Use Transition Strategy

The Southeast Redmond Neighborhood Plan calls for a transition of land uses in parts of the subarea from manufacturing and light industrial to primarily multifamily. The South Marymoor Subarea Committee, established by Res. 1415, considered potential land use transition strategies shown in the table below.

Strategy	Description
Performance zoning	A flexible regulatory approach that, rather than regulate use and activity, sets performance standards that businesses or developments must meet in order to comply
Transition zones	Transition zones employ land use and zoning to provide transition between uses that might not otherwise be compatible when siting adjacent to one another
Transitional uses	Transitional uses would establish code-based allowances for legal nonconforming uses
Phased redevelopment	Phased redevelopment implements a plan for construction to occur in a linear manner, beginning in a portion of an area and then, over time, expanding away from the completed infill projects
Use of buffers	Buffers tend not to have any sort of use attached to them – they physically space and separate different uses from each other by utilizing landscaping, vegetative screening, and walls
Overlay zoning	A portion of an underlying zone where additional zoning rules or allowances are provided on top of the existing zoning regulations in the area

The Committee selected overlay zoning as its preferred strategy because it best met the Committee's principles and the direction in Res. 1415. To minimize confusion with other overlay zones in Redmond the Committee renamed the strategy the "Marymoor Expanded Use Zone." The preferred strategy has five key factors:

1. Expands **allowed uses** such that multifamily homes, where allowed, are built when the market demands them while not making existing uses non-conforming; continues to allow other land uses that exist in the subarea as allowed uses.
2. Maintains reasonable investment **thresholds** that, when exceeded, would trigger requirements for compliance with site and design standards, such as setbacks and building design, that are consistent with the vision.

3. **Timing:** allows the land use transition to occur according to market conditions and does not establish timing triggers that would create non-conforming uses or otherwise require uses to change on a pre-determined schedule, especially considering the challenges of redeveloping areas covered by binding site plans.
4. Uses development **incentives** to encourage the transition and achieve public goods such as public parks or plazas.
5. **Compatibility:** ensures that new uses accommodate the operations of manufacturing parks uses through site design for compatibility and by requiring notice to prospective residents that the subarea has active manufacturing activities and is adjacent to a regional park with loud events.

Infrastructure Plan

The Marymoor Subarea Infrastructure Planning Study resulted in an infrastructure plan that includes the types, conceptual design for, and conceptual locations of transportation, water/sewer, stormwater and park and trail infrastructure needed to serve future growth. The infrastructure plan is intended to provide clear guidance to City staff and property owners and developers as the City processes redevelopment applications and makes capital investment decisions.

Key discussion points during the development of this plan are summarized in the table below.

Topic	How Input was Incorporated
Concern about timing of infrastructure	Plan is predicated on idea that redevelopment drives timing of infrastructure delivery; capital improvement projects on existing streets are a possible exception.
Concern about cost and property impacts	<ul style="list-style-type: none"> • Reduced total width of all street cross sections from earlier drafts • Eliminated proposed roundabout at 176th/67th
Surrounding area is congested today	Proposed future study to address congested intersections along Redmond Way in Southeast Redmond
Create visual or physical connection to Marymoor Park	<ul style="list-style-type: none"> • Multiple access points to Marymoor Park included in plan • Design standards encourage designing new buildings with considering Marymoor Park an amenity

Comprehensive Plan and Zoning Code Amendment

When the City Council adopted the Southeast Redmond Neighborhood Plan it did not adopt implementing zoning regulations for the Marymoor Subarea. Therefore the purposes of the Comprehensive Plan and Zoning Code amendments are to: 1) implement adopted policy and, 2) make any needed policy updates, including adoption of policy amendments to establish the Marymoor local center designation.

City staff developed two land use plans that are consistent with neighborhood plan policies: Concept A and Concept B. Concept A featured a mix of uses over a wider area while Concept B confined new multifamily development to the area south of NE 65th St and immediately adjacent to the planned light rail station.

- Five Marymoor Design District zones (one existing and four additional) that coincide in geography and purpose with the land use areas as described in the preferred land use concept
- Accommodating all of the housing capacity transferred from the Northeast Subarea of the neighborhood
- Affordable housing requirements to achieve more affordable units and at greater levels of affordability
- Maximum development intensity greater than in most Redmond zones though less than in Redmond's urban centers
- Street, pathway and access plans consistent with the recommendations of the infrastructure planning study

- Building placement and form regulations consistent with the urban vision for the subarea
- Height overlay to create transition from Marymoor Park into the subarea
- Subarea-specific design standards to account for special characteristics of the subarea such as the park edge and the potential for multifamily uses adjacent to manufacturing uses
- Incorporating the South Marymoor Subarea Committee's preferred land use transition strategy
- Incentive program that results in private gain and community benefits

Comprehensive Plan

Proposed Comprehensive Plan amendments fall into three categories: amendments to the Southeast Redmond Neighborhood Plan to take account of the Marymoor Subarea planning work, amendments to seven elements of the Comprehensive Plan that relate to the Marymoor Local Center designation, and thirdly, amendments to functional plans, like the Transportation Master Plan, to incorporate recommendations from the infrastructure planning study.

Recommended updates to Southeast Redmond Neighborhood Plan would:

- Remove policies that are now obsolete, such as N-SE-34, which calls for an infrastructure planning study
- Incorporate the South Marymoor Subarea Committee's preferred land use transition strategy
- Incorporate the preferred land use concept that forms the basis for subarea zoning regulations
- Update the subarea transportation map based on infrastructure plan recommendations
- Update affordable housing policy to encourage the combination of land use requirements and other programs to increase the number and affordability levels of affordable homes
- Make other minor text changes

Recommended updates prompted by the local center designation would:

- Add introductory text to certain elements that describes the character of Marymoor as a local center and is a place where anticipated housing growth will likely occur, and infrastructure investment supports growth
- Add new policies that describe the vision for the Marymoor local center and opportunities for collaboration to create that envisioned local center character
- Amend existing policies to reference the new light rail station, and support for ped-bike access and collaboration on station area planning
- Add a new map to the SE Redmond Neighborhood section of the Neighborhood element that show the Marymoor local center boundaries

Recommended updates to functional plans include amendments to the Transportation Master Plan, Water System Plan, and General Sewer Plan to incorporate future infrastructure identified in the infrastructure planning study.